

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **PLANNING COMMISSION MEETING**

3
4 **Wednesday, February 7, 2018**

5 **5:00 p.m.**

6 **Cottonwood Heights City Council Room**

7 **2277 East Bengal Boulevard**

8 **Cottonwood Heights, Utah**
9

10 ***ATTENDANCE***

11
12 **Members Present:** Chair Craig Bevan, Chris Coutts, Jesse Allen, Sue Ryser, Allen Orr,
13 Alternate Bob Wilde

14
15 **Staff Present:** Community Development Director Brian Berndt, Senior City Planner
16 Michael Johnson, City Planner Andrew Hulka, City Attorney Spencer
17 Topham
18

19 **Excused:** Graig Griffin, City Recorder Paula Meglar, City Attorney Shane Topham
20

21 **WORK SESSION**
22

23 Chair Craig Bevan called the meeting to order at 5:00 p.m.
24

25 **1.0 Review Business Meeting Agenda.**
26

27 The agenda items were reviewed and discussed.
28

29 Community Development Director, Brian Berndt, reported that there is an item up for action on a
30 City-Initiated Proposal to Amend and Restate the Cottonwood Heights Code Chapter 19.92 to
31 Utilize an Appeals Hearing Officer in Place of the Board of Adjustment. Details were reviewed.
32

33 **2.0 Discussion Item – North Gravel Pit Development Concept Proposal.**
34

35 Mr. Berndt reported that the above matter this is before the Planning Commission for concept plan
36 discussion.
37

38 The applicant, Tom Henroid from Rockworth Companies, introduced Ted Ditus, Civil Engineer
39 from McNeil Engineering and Jory Walker with Beecher Walker Architecture. The gravel pit
40 concept plan was reviewed. Mr. Henroid stated that the proposed project is planned on
41 approximately 11 developable acres. The proposed plan would include two six-story professional
42 office buildings with 228,000 square feet on top of a three-story parking structure, a 140-room
43 hotel, 15,000 and 20,000 square feet of retail, and for sale and for rent multi-family units.
44 Ted Ditus presented a map of the surrounding areas.
45

1 Jory Walker reported that he designed Millrock and presented the proposed gravel pit design. He
2 stated that several buildings will include a rooftop plaza.

3
4 Mr. Henroid indicated that the bank will require market studies prior to financing and because of
5 the property location and scarcity of the land, he believed the studies will come back positive. His
6 team has been in touch with the City's Engineering Department and feel that the best way to plan
7 the site is to look at the overall gravel pit.

8
9 Mr. Ditus reported that they have engaged a Geotechnical Engineer to provide additional
10 information and feedback. The possibility of relocating the road was discussed.

11
12 Commissioner Coutts asked the development team to consider that the project will be a gateway
13 into the City of Cottonwood Heights and the canyons and as presented, the parking structure will
14 be the first thing they will see.

15
16 Mr. Henroid appreciated and welcomed Commission and staff input. They have discussed the
17 corner at length and believed the proposed placement is dictated by the property.

18 19 **3.0 Discussion Item – 19.76 Zoning Ordinance Text Amendment.**

20
21 Mr. Berndt reviewed the proposed language and presented diagrams of wall height. Staff had been
22 working with the City Engineer and City Council regarding requirement details.

23 24 **4.0 Additional discussion items**

25
26 City Planner, Andy Hulka, stated that they have added an open space lot in the Giverny PUD.
27 Several lot adjustments were submitted as part of the amendment.

28
29 Developer Dade Rose reviewed the layout and stated that they have not all been built.

30
31 Senior City Planner, Michael Johnson, stated that a new application has been submitted for the
32 home care application that was denied the previous month. The applicant submitted the
33 appropriate documentation and is tentatively scheduled for a hearing in March. The City will not
34 approve a license application until after the land use approval. Conditions of approval were
35 reviewed.

36 37 **5.0 Adjournment**

38
39 *Commissioner Ryser moved to adjourn the Work Session. Commissioner Orr seconded the*
40 *motion. The motion passed with the unanimous consent of the Commission.*

41
42 The Work Meeting adjourned at 5:58 p.m.

1 **BUSINESS MEETING**

2
3 **1.0 WELCOME/ACKNOWLEDGEMENTS**

4
5 Chair Craig Bevan called the meeting to order at approximately 6:00 p.m. and welcomed those in
6 attendance.
7

8 **2.0 CITIZEN COMMENTS**

9
10 Nancy Hardy expressed concern with the gravel pit and asked if waking trails will be accessible
11 to residents of the City of is it is private use only. She also asked if the development fits into the
12 City's vision for the future.
13

14 **3.0 PUBLIC HEARINGS**

15
16 **3.1 (Project #LOT-18-001) Public Comment on a Request from Buzz and Jen Warner to**
17 **Consolidate Lots 18A and 18B of the Caballero Ranches Amended and Extended**
18 **Subdivision, Located at 7673 and 7658 South Caballero Drive.**
19

20 Chair Bevan reported that the above matter involves public comment on a request to consolidate
21 Lots 18a and 18b of the Caballero Ranches amended and extended subdivision, located at 7673
22 and 7658 South Caballero Drive.
23

24 Chair Bevan opened the public hearing.
25

26 Howard Norton reported that he lives across the street and was in favor of the consolidation and
27 prefers a single lot rather than 2.
28

29 **4.0 ACTION ITEMS**

30
31 **4.1 (Project #LOT-18-001) Action on a Request from Buzz and Jen Warner to**
32 **Consolidate Lots 18A and 18B of the Caballero Ranches Amended and Extended**
33 **Subdivision, Located at 7673 and 7657 South Caballero Drive.**
34

35 Chair Bevan reported that the above matter involves action on a request from Buzz and Jen Warner
36 to consolidate Lots 18a and 18b of the Caballero Ranches amended and extended subdivision,
37 located at 7673 and 7657 south Caballero Drive.
38

39 ***MOTION: Commissioner Coutts moved to approve Project #Lot-18-001. The motion was***
40 ***seconded by Commissioner Orr. Vote on motion: Commissioner Orr-Aye, Commissioner Ryser,***
41 ***Commissioner Wilde-Aye, Commissioner Allen-Aye, Commissioner Coutts-Aye, Chair Bevan-***
42 ***Aye. The motion passed unanimously.***

1 **4.2 (Project #ZTA-18-001) Action on a City-Initiated Proposal to Amend and Restate the**
2 **Cottonwood Heights Code Chapter 19.92 to Utilize an Appeals Hearing Officer in**
3 **Place of the Board of Adjustment.**

4
5 Chair Bevan reported that the above matter involves action on a City-initiated proposal to amend
6 and restate the Cottonwood Heights Code Chapter 19.92 to utilize an Appeals Hearing Officer in
7 place of the Board of Adjustment.

8
9 ***MOTION: Commissioner Ryser moved to approve Project #ZTA-18-001. The motion was***
10 ***seconded by Commissioner Wilde. Vote on motion: Commissioner Orr-Aye, Commissioner***
11 ***Ryser, Commissioner Wilde-Aye, Commissioner Allen-Aye, Commissioner Coutts-Aye, Chair***
12 ***Bevan-Aye. The motion passed unanimously.***

13
14 **4.3 Election of a New Commission Chair and Vice Chair.**

15
16 Chair Bevan reported that the above matter approves the election of a new Commission Chair and
17 Vice Chair.

18
19 ***MOTION: Commissioner Wilde moved to elect Allen Orr to serve as Chair and Sue Ryser to***
20 ***serve as Vice Chair. The motion was seconded by Chair Bevan. Vote on motion: Commissioner***
21 ***Orr-Aye, Commissioner Ryser, Commissioner Wilde-Aye, Commissioner Allen-Aye,***
22 ***Commissioner Coutts-Aye, Chair Bevan-Aye. The motion passed unanimously.***

23
24 **4.4 Approval of Minutes for January 3, 2018.**

25
26 ***Commissioner Coutts moved to approve the minutes of January 3, 2018. The motion was***
27 ***seconded by Commissioner Orr. The motion passed with the unanimous consent of the***
28 ***Commission.***

29
30 **4.5 Approval of Minutes for January 17, 2018.**

31
32 ***Commissioner Orr moved to approve the minutes of January 18, 2018 with corrections. The***
33 ***motion was seconded by Commissioner Wilde. The motion passed with the unanimous consent***
34 ***of the Commission.***

35
36 **5.0 ADJOURNMENT**

37
38 ***Commissioner Coutts moved to adjourn. Commissioner Wilde seconded the motion. The***
39 ***motion passed with the unanimous consent of the Commission (or voice vote).***

40
41 The Planning Commission Meeting adjourned at 6:53 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the Cottonwood*
2 *Heights City Planning Commission Meeting held Wednesday, February 7, 2018.*
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8
9

10 Teri Forbes

11 T Forbes Group

12 Minutes Secretary

13
14 Minutes approved: March 7, 2018